



# House of Representatives

## File No. 789

General Assembly

January Session, 2005

(Reprint of File No. 178)

Substitute House Bill No. 6864  
As Amended by House Amendment  
Schedule "A"

Approved by the Legislative Commissioner  
May 20, 2005

### **AN ACT CONCERNING DOCUMENT PREPARATION FEES ASSOCIATED WITH THE RESALE OF A CONDOMINIUM UNIT.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (b) of section 47-270 of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective*  
3 *October 1, 2005*):

4 (b) [The association, within] (1) Not later than ten business days  
5 after receipt of a written request [by] from a unit owner and payment  
6 by the unit owner of a fee [of not more than seventy-five dollars,  
7 including] established by the association that reflects the actual  
8 printing, photocopying and related costs, but in no event in excess of  
9 one hundred twenty-five dollars, for the preparation of the certificate  
10 and other [materials] documents, the association shall furnish a  
11 certificate containing the information necessary to enable the unit  
12 owner to comply with this section [,] and any other documents  
13 required by this section. The association shall itemize the actual  
14 printing, photocopying and related costs and provide a list of the

15 itemized costs to the unit owner with the certificate and documents.  
16 An additional fee of not more than ten dollars for expedited  
17 preparation may be established if the certificate and all required  
18 documents are furnished to the unit owner not later than three  
19 business days after the written request is received by the association.  
20 No fee under this subsection may include costs for services provided  
21 by an attorney or paralegal.

22 (2) A unit owner providing a certificate and documents pursuant to  
23 subsection (a) of this section is not liable to the purchaser for any  
24 erroneous information provided by the association and included in the  
25 certificate and documents.

This act shall take effect as follows and shall amend the following sections:		
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Section 1	October 1, 2005	47-270(b)
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The following fiscal impact statement and bill analysis are prepared for the benefit of members of the General Assembly, solely for the purpose of information, summarization, and explanation, and do not represent the intent of the General Assembly or either House thereof for any purpose:

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***OFA Fiscal Note***

***State Impact:*** None

***Municipal Impact:*** None

***Explanation***

The bill as amended makes changes to the amount condominium associations may charge unit owners. This has no fiscal impact.

House "A" replaced the original bill, and has no fiscal impact.

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**OLR Bill Analysis**

sHB 6864 (as amended by House "A")

***AN ACT CONCERNING DOCUMENT PREPARATION FEES  
ASSOCIATED WITH THE RESALE OF A CONDOMINIUM UNIT*****SUMMARY:**

This bill increases the limit, from \$75 to \$125, on the amount condominium associations may charge unit owners for preparing the resale certificate and other documents the law requires unit owners to provide purchasers. The bill requires the association to establish a fee that reflects the actual printing, photocopying, and related costs to prepare the certificate and related material.

The bill requires the association to itemize the actual printing, photocopying, and related costs and provide an itemized list to the unit owner with the certificate and documents. It allows an additional fee of up to \$10 for expedited preparation if the association furnishes the certificate and all required documents to the unit owner within three business days after it receives a written request.

The bill specifies that the association may not include in the regular or expedited fee costs for services provided by an attorney or paralegal.

\*House Amendment "A" replaces the bill (File 178), which eliminated the \$75 fee and instead allowed associations to charge a fee that reflected the actual preparation costs.

EFFECTIVE DATE: October 1, 2005

**BACKGROUND*****Legislative History***

On April 8, the House referred the bill (File 178) to the Judiciary Committee, which reported it out unchanged on April 14.

**COMMITTEE ACTION**

Insurance and Real Estate Committee

Joint Favorable Substitute

Yea 15      Nay 0

Judiciary Committee

Joint Favorable Report

Yea 35      Nay 5